

THE CITY OF CLAYTON

Board of Aldermen
City Hall – 10 N. Bemiston Avenue
August 27, 2013
7:10 p.m.

Minutes

Mayor Sanger called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Michelle Harris, Andrea Maddox-Dallas, Cynthia Garnholz, Mark Winings, Joanne Boulton, and Alex Berger III.

Mayor Sanger
City Manager Owens
City Attorney O'Keefe

Mayor Sanger asked for any questions or comments relating to the August 13, 2013 minutes, which were previously provided to the Board.

Alderman Garnholz moved to approve the August 13, 2013 minutes. Alderman Maddox-Dallas seconded the motion.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

Ms. Trish Zupon, addressed the Board stating that she owns two properties in the Davis Place neighborhood and is concerned about the parking issue and Central Presbyterian Church. She expressed that she is not in support of the resident-only parking that has been proposed in the Davis Place neighborhood and feels that parking should be allowed to the patrons of the Church. She suggested that the Church pay for small individual yard signs to be placed in resident's front yards that do not want the Church patrons to park in front of those homes.

Mayor Sanger explained that the signage would not be a legal issue and the police department would not be able to enforce.

City Manager Owens explained that Central Presbyterian Church went through the approval process of both the Plan Commission and Board of Aldermen and has applied for permits.

Mayor Sanger explained that the effect of the ordinance will allow the residents to have the ability to park in front of their homes and that the ordinance includes some exceptions.

Alderman Winings added that one of those exceptions allows non-residential parking on Sundays.

City Manager Owens explained that there was much discussion and participation from the Davis Place residents and the Church members on the decision for parking restrictions. He offered to provide Ms. Zupon with a copy of the ordinance and to also meet with her with regard to her concerns.

Mr. Allen Kalb, #5 Forest Ridge Place, addressed the Board inquiring about Mayor Sanger's support for the *Mayor's Against Illegal Guns* initiative.

Mayor Sanger explained that the previous mayor had joined and he also has signed in support of the initiative and that there is no cost to the City for the support. He explained that this was an issue in support of making a statement along with several thousand other mayors from across the country to make the best effort possible to keep illegal guns off of the streets.

In response to Mr. Kalb's question, Alderman Harris commented that the initiative is in regard to gun sales and the ability to purchase a gun without providing proper identification and the City's show of support is for a national effort.

Alderman Maddox-Dallas commented that the City does experience guns coming into the community and she referenced a recent robbery incident.

THIRD (3RD) QUARTER FINANCIAL REPORT

Janet Watkins, Director of Finance, reported that the FY2013 3rd Quarter Financial Report (attached) has been enhanced to provide information in three different formats. First, two new pages have been added to the summary data, one for All Funds and one for the General Fund, both pages provide the financial information in a snapshot format with a few important graphs of information. The new pages also provide a quick reference for the future. Secondly, a detailed narrative financial analysis has been provided. Last, the columns in the numeric portion of the report have been expanded and include the prior year's amended budget and the current year's original budget for comparison.

AN ORDINANCE TO CONSIDER APPROVING SETTING THE TAX YEAR 2013 PROPERTY TAX LEVIES FOR FISCAL YEAR 2014 BUDGET – FIRST READING ONLY

City Manager Owens reported that each year the City must approve property tax levies which are then submitted to St. Louis County for billing. Calendar year 2013 was a reassessment year. The City is allowed to receive additional revenue up to the Consumer Price Index which was only 1.7% for this year, and for the value of new construction. Per the FY 2014 budget plan, we are submitting the maximum allowable rates for the Board's review.

As part of the property tax levy process, the Board will hold a public hearing on September 10, 2013, seeking public input on the proposed tax rates. Below, please find the proposed calendar year 2013 property tax levy requests for Fiscal Year 2014. These levies are subject to change by the Board of Equalization and through the Missouri State Auditor's certification process.

The General Fund tax levy is projected to generate \$5.90 million which is a 1.6% increase in revenue over the prior year. The tax revenue for the General Fund may be used for any general purpose. The City also has a new levy to support the debt service for the police building. This levy was approved by voters in 2010 to replace the previous General Obligation debt levy which matured in 2013. This new levy will generate \$1.12 million which is nearly the same revenue when compared to the previous year's levy for the General Obligation debt service.

The following rates are proposed to be levied for the 2013 calendar year (FY 2014 budget year), and all rates are per \$100 assessed valuation. All rates are presented under the calendar year for which the rates apply.

Property Category	2010 Tax Rate	2011 Tax Rate	2012 Tax Rate	2013 Tax Rate	2012 to 2013 Rate Change
GENERAL					
Residential	\$0.601	\$0.626	\$0.659	\$0.659	No Change
Commercial	\$0.673	\$0.681	\$0.737	\$0.692	\$0.045 Reduction
Personal	\$0.707	\$0.707	\$0.707	\$0.707	No Change
General Obligation Debt					
Residential	\$0.091	\$0.091	\$0.130	-	\$0.130 Reduction
Commercial	\$0.091	\$0.091	\$0.130	-	\$0.130 Reduction
Personal	\$0.091	\$0.091	\$0.130	-	\$0.130 Reduction
Police Building Debt Service	-	-	-		
Residential	-	-	-	\$0.128	\$0.128 New Levy
Commercial	-	-	-	\$0.128	\$0.128 New Levy
Personal	-	-	-	\$0.123	\$0.123 New Levy

The schedule below provides the total rate, including the debt levy, for residential, commercial and personal property.

Property Category	2010 Total Tax Rate	2011 Total Tax Rate	2012 Total Tax Rate	2013 Total Tax Rate	2012 to 2013 Rate Change
Residential	\$0.692	\$0.717	\$0.789	\$0.787	\$0.002 Reduction
Commercial	\$0.764	\$0.772	\$0.867	\$0.820	\$0.047 Reduction
Personal	\$0.798	\$0.798	\$0.837	\$0.830	\$0.007 Reduction

For a home valued at \$600,000, it is expected that a homeowner would pay approximately \$897 for the City of Clayton portion of the property tax. Based on last year's rate, the same homeowner would have paid approximately the same amount.

The 2013 Special Business District (SBD) tax levy for the FY 2014 budget is projected to generate \$442,139 which is approximately \$1,000 less than last year. The following rates have been levied or are proposed to be levied (all rates are per \$100 assessed valuation):

Property Category	2010 Tax Rate	2011 Tax Rate	2012 Tax Rate	2012 Tax Rate	2012 to 2013 Rate Change
Residential	\$0.108	\$0.110	\$0.121	\$0.131	\$0.010 Increase
Commercial	\$0.129	\$0.131	\$0.131	\$0.131	No Change

A commercial property, located in the Special Business District assessed at \$2.0 million would pay approximately \$838 in property taxes for the Special Business District portion only. Based on last year's rate, the same commercial property would have paid approximately the same amount.

The following table lists the total tax rates from the City and the Special Business District for properties only in the Special Business District.

Property Category	2010 Tax Rate	2011 Tax Rate	2012 Tax Rate	2013 Tax Rate	2012 to 2013 Rate Change
Residential	\$0.800	\$0.827	\$0.910	\$0.918	\$0.008 Increase
Commercial	\$0.893	\$0.903	\$0.998	\$0.951	\$0.047 Reduction

Recommendation is to approve first reading of an ordinance setting the annual property tax rates for calendar year 2013 (Fiscal Year 2014).

In response to Alderman Garnholz's question regarding the reason for the reduction or no change, City Manager Owens explained that he doesn't believe that it is due to any assessment challenges and that there are several other communities that were impacted similarly.

In response to Alderman Garnholz's question, Janet Watson added that the commercial rates were slightly higher than residential.

Mayor Sanger commented that because the valuation was increased the rate could be lowered resulting in maintaining the same revenue.

Alderman Harris introduced Bill No. 6407, an ordinance to approve the Property Tax Levies for Tax Year 2013 to be read for the first time by title only. Alderman Maddox-Dallas seconded.

City Attorney O'Keefe reads Bill No. 6406, an Ordinance Levying and Establishing the Rate of Annual Taxes for General Municipal Purposes; Police Building Debt Service; and, Special Business District Purposes to be Collected by the City of Clayton, Missouri, for the Year 2013 for the first time by title only.

The motion passed unanimously on a voice vote.

AN ORDINANCE TO CONSIDER APPROVING THE PROPOSED FISCAL YEAR 2014 OPERATING AND CAPITAL IMPROVEMENTS BUDGET

City Manager Owens reported that on July 9th, the Board of Aldermen received the City Manager's proposed Fiscal Year 2014 Operating and Capital Improvements Budget. As part of the budget process, the Board is required to hold a public hearing to seek public input prior to formal adoption. This public hearing will occur on September 10, 2013.

The Board extensively reviewed the proposed budget during public meetings on July 19 and August 16, 2013 and the City also held two public forums for citizen input.

The proposed budget includes a few changes which are shown on the reconciliation.

Staff believes the proposed budget maintains the extraordinary level and proficiency of service that has been expected by our residents and traditionally provided by the City. The Board of Aldermen has studied this proposed budget and the public has had opportunities for input. The ordinance approving the Fiscal Year 2014 Operating and Capital Improvements Budget is presented for first reading.

Recommendation is to approve first reading of an ordinance adopting the Fiscal Year 2014 Operating and Capital Improvements Budget as outlined on the reconciliation attached to the ordinance.

Alderman Harris introduced Bill No. 6408, an ordinance to approve the FY2014 Operating and Capital Improvement Budget to be read for the first time by title only. Alderman Maddox-Dallas seconded.

City Attorney O'Keefe reads Bill No. 6408, an ordinance adopting an Annual Budget for the Fiscal Year 2014 Commencing on October 1, 2013 and Appropriating Funds Pursuant Thereto for the first time by title only.

The motion passed on a 6-Aye; 1-Nay, voice vote. (Alderman Berger voting nay).

A MOTION TO CONSIDER SETTING THE DATE FOR A PUBLIC HEARING FOR CONSIDERATION OF THE PROPOSED PROPERTY TAX LEVIES FOR TAX YEAR 2013 (FY 2014) AND THE FY 2014 OPERATING AND CAPITAL IMPROVEMENT BUDGET

City Manager Owens reported that on July 9, under separate cover, the Board of Aldermen received the City Manager's proposed Fiscal Year 2014 Operating and Capital Improvement Budget. The City has received assessed value information from St. Louis County for calculating 2013 (FY 2014) property taxes. As part of the budget process, the Board is required to hold a public hearing to seek public input prior to formal adoption.

Staff is recommending that a public hearing be scheduled for September 10, 2013, at 7:00 p.m. immediately followed by a second reading of the required ordinances

Recommendation is to approve a motion scheduling a public hearing on September 10, 2013, at 7:00 p.m. to receive public comment on the proposed Tax Year 2013 (FY 2014) property tax levies and the proposed Fiscal Year 2014 Operating and Capital Improvement Budget.

Alderman Harris moved to set the public hearing date for consideration of the Proposed Property Tax Levies for Tax Year 2013, FY2014 and the FY2014 Operating and Capital Improvement Budget. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

AN ORDINANCE TO CONSIDER APPROVING A FIRE HYDRANT INSTALLATION AT 801 HANLEY ROAD FOR THE CENTRAL PRESBYTERIAN CHURCH PARKING STRUCTURE

City Manager Owens reported that a new fire hydrant is required for the new Central Presbyterian Church parking structure at 801 South Hanley Road. The Clayton Fire Code requires an approved alternative means of fire protection for the parking structure due to insufficient fire apparatus access. A standpipe hose connection will serve as the alternative method to meet this code requirement. The Fire Department Connection (FDC) is required to be not more than 100 feet from

a fire hydrant. To meet this requirement, Missouri American Water must install a new fire hydrant on the west side of South Hanley Road approximately 260 feet south of the existing fire hydrant at South Hanley Road and Davis Drive. The exact location of the fire hydrant will be coordinated by the Clayton Fire Chief with Missouri American Water and the Clayton Public Works Department. The new hydrant can be installed on the existing main with no additional fire flow requirements.

Recommendation is to approve the ordinance authorizing the installation of the fire hydrant for the Central Presbyterian Church parking structure.

Alderman Harris introduced Bill No. 6409, an ordinance to approve the installation of a fire hydrant at 801 S. Hanley Road to be read for the first time by title only. Alderman Maddox-Dallas seconded.

In response to Alderman Garnholz's question, City Manager Owens stated that the developer, Central Presbyterian Church, will pay for the hydrant and installation; there is no cost to the City.

City Attorney O'Keefe reads Bill No. 6409, an Ordinance Providing for the Approval of the Installation of a New Fire Hydrant on Hanley Road in the City of Clayton for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6409, an ordinance to approve the installation of a fire hydrant at 801 S. Hanley Road to be read for the second time by title only. Alderman Maddox-Dallas seconded.

City Attorney O'Keefe reads Bill No. 6409 for the second time; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6284 of the City of Clayton.

APPOINTMENT OF A CHAIRMAN TO THE PARKS & RECREATION COMMISSION

Alderman Harris moved to appoint Ira Berkowitz as chairman to the Parks & Recreation Commission. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

Other

Alderman Harris reported that St. Louis County will be holding a Public Hearing on the County sales tax. The meeting is scheduled tomorrow, August 28 at the County Government Center, 41 S. Central Avenue. She stated that she will be attending the meeting along with the other Board members of the St. Louis County Municipal League and invited the Board of Aldermen to attend.

Alderman Garnholz reported that she and Alderman Harris attended the Clayton Retail Group meeting last week. She stated that it was a very good meeting and the group has some great ideas planned. They are planning a city-wide *Champaign Holiday Stroll* this year and those plans include shuttle service for participants.

Alderman Garnholz also reported that the Plan Commission/Architectural Review Board has decided to hold a discussion session series after most of their meetings. The discussion session(s)

will consist of topics regarding the City's zoning ordinances and the State Statutes, more specifically the powers and authorities in order to do their jobs. The members are very enthused about this concept and also see it as a good refresher course.

Alderman Boulton reported that the Sustainability Committee met last week, she and Diane Meyer, Chairman, shared with the group a Sustainability Guide from the East-West Gateway. In review of the Guide, they noted that the City of Clayton is much further ahead in terms of sustainability then in other communities.

Alderman Berger expressed his congratulations and thanks to the City's public safety departments; 1) Clayton on the Park window washer rescue; 2) the follow-up and detective work with respect to the recent robbery. He said that there have been some challenges in Davis Place and he is very confident about a pro-active activity by the Police Department.

Alderman Berger reported that the Economic Development Downtown Viability Committee is being "driven" very effectively by Gary Carter. They now have an "app" that has been agreed to and development work has begun. They have a logo, and they are also evaluating a marketing plan that will include sustainability and connection between the retailers, restaurants, and businesses. He said it is a very exciting opportunity for the City and there are other activities centered on downtown based upon some enthusiasm by the restaurateurs. He said that there is more to come, but there is progress being made and it's very definitive and everyone should be excited.

Mayor Sanger reported that he had a very good experience last Friday evening with the City being nominated for an award by Firefighter Josh Barnaby for the Employer's Support of Guard and Reserve (ESGR). This award is a very big and important honor, Firefighter Barnaby nominated the City after he was called up to active duty. He went to Bahrain for six months and while he was away he and his family received a tremendous amount of support from the fire department and the City. He noted that the City won the award along with some very impressive other people and big St. Louis companies. He joined Chief Mark Thorp, Firefighter Barnaby, and other City employees who also serve in the Reserves at a banquet last Friday. They were informed at the dinner that the award will be sent to the City in the very near future, once received Chief Thorp will share it with everyone.

There being no further business the meeting was adjourned at 7:53 p.m.

Mayor

ATTEST:

City Clerk